

**COUNTY OF LOUDOUN**  
**DEPARTMENT OF BUILDING AND DEVELOPMENT**  
**MEMORANDUM**

**DATE:** March 31, 2011  
**TO:** Lauren Murphy, Project Manager, Community Planning  
**FROM:** Brian Fish, Planner, Zoning *BRF*  
**THROUGH:** Mark Stultz, Assistant Zoning Administrator  
**CASE NUMBER AND NAME:** CAPP-2011-0005, Everline  
**TAX MAP/PARCEL NUMBER:** /46/32////2/  
**PIN/MCPI:** 386-46-9501



Staff has reviewed the referral materials for a proposed single-family home in the Goose Creek Historic District, to be heard at the April 11, 2011 meeting of the Historic District Review Committee. The property is zoned AR-1 (Agricultural Rural - 1) under the Revised 1993 Loudoun County Zoning Ordinance ("Ordinance"), and contains 3.0 acres. Portions of the property are also within the Mountainside Development Overlay District (MDOD), and are subject to the requirements of Section 4-1600 of the Ordinance. There are also areas of moderately steep slopes on the property, which are subject to the standards of Section 5-1508 of the Ordinance. The subject property has common boundaries with 4 other properties, all of which are also within the AR-1 District.

Drawings submitted by the applicant indicate that the proposed single family home will meet all yard and setback requirements. However, County records indicate that the proposed home will be located within the MDOD (Somewhat Sensitive area). No zoning permit may be issued for the proposed home until the standards contained in Section 4-1600 have been met. These standards include obtaining a locational clearance from the Department of Building and Development. Application for approval of a locational clearance permit shall be made to the Department of Environmental Resources concurrent with the initial submission for approval of a zoning permit.

Provided the Applicant is able to obtain approval of a locational clearance, there are no Zoning issues with this application.